

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 10, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 10, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF APRIL 3, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of April 3, 2014. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated April 3, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of March 2014.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-086      **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DAS/DAS  
**Grantee:** Shaker Pines Fire District #5  
**Property:** Generally located along Shaker Road, Enfield  
**Project Purpose:** Conveyance of State Land (pursuant to PA 12-2, Section 151)  
**Item Purpose:** Conveyance of approximately 9.19-acres of land located along the southerly side of Shaker Road just west of its intersection with Taylor Road. The property shall be used for firefighting, educational and training services.

Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Public Act 12-2 Section 151 for the following reasons:

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1. The conveyance is consistent with Section 151 of Public Act 12-2, which stipulates transfer of the property to the Shaker Pines Fire District at the administrative cost (\$500) of the transaction. The parcel to be conveyed comprises approximately 9.19-acres which is consistent with the public act.
2. As required by statute, the deed specifies that property will revert to the State in the event (a) the property is not used for fire fighting, educational and training purposes.
3. The deed description is consistent with a survey of the property dated December 24, 2013 and with the legal description within the statute.

This parcel of land is located along the intersection of Taylor Road and State Route 220. A portion of the frontage along Route 220 comprises approximately 0.94-acres and is a memorial that shall be retained by the State.

<b>PRB #</b>	<b>14-087</b>	<b>Transaction/Contract Type:</b> RE / Sale
<b>Origin/Client:</b>	DOT / DOT	
<b>Project Number:</b>	51-106-35B	
<b>Grantee:</b>	GM Retirement, LLC	
<b>Property:</b>	Generally located at the rear of 48 Claire Hill Road & Route 179, Burlington	
<b>Project Purpose:</b>	DOT, Sale of Excess Property	
<b>Item Purpose:</b>	Release of approximately 26,489 +/- SF of vacant land to Grantee as a result of an abutter bid.	

Staff reported that the subject property in Burlington was acquired in 1959 as part of two parcels used for the relocation of Route 4. The release parcel is 26,489 SF (0.61 acre) with 156 feet of frontage on the northwesterly side of Route 179, Canton Road. The parcel has a steep downward slope to Route 179, not practical as access. The release parcel is too small to conform to the residential zone requirement, and was offered through a bid process to the two abutters.

The abutter to the north and west is 1.23 acres at 48 Claire Hill Road, whose owner petitioned DOT for the parcel's release. This property is improved with a two-family residence. According to the Burlington Zoning Enforcement Officer, adding the release parcel would not provide an additional building lot. It would square off the parcel.

DOT Appraiser Anthony DeLuco determined that the 1.23 acre parcel at 48 Claire Hill Road was the most logical abutter with which to assemble the release parcel and proceeded to estimate the value of the release parcel assuming the assemblage. Only the site was valued (residential building lot); and a release value of \$10,000 was determined using the before and after valuation method using the Sales Comparison Approach. His report describes three residential lot sales, in Burlington and Avon. The sales ranged from \$94,000 to \$115,000 for one + acre lots.

The abutters were notified that the property was to be released with an asking price of \$10,000. No bid was received from the abutter to the south. Gillis Michaud, GM Retirement LLC and owner at 48 Claire Hill Road bid \$6,500. A negotiation resulted in an agreement to release the parcel for \$8,100 which is 81% of appraised value and acceptable to DOT as a reasonable offer.

Staff recommended approval of the sale to the Grantee. The DOT divisions have concurred with the release of the parcel. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation

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needs. The first selectman and the representatives to the General Assembly were notified of the sale as required by statute. The sale will return the property to the Grand List for local property taxation.

**PRB #** 14-088 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 79-202-8A  
**Grantee:** City of Meriden  
**Property:** Portions of Britannia Street at North Colony St. and Center St., Meriden  
**Project Purpose:** Assignment of land to the City of Meriden  
**Item Purpose:** Assignment of approximately 14,067 ± SF of land, 29,422 ± SF of easement area, 5,722 ± SF of drainage rights of way and 137 ± LF of metal beam rail for highway purposes. These rights were originally acquired for the Realignment of Britannia Street at North Colony and Center Streets Project.

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The project has been concluded and Item No. 10 in the DOT agreement with the Town of Meriden requires that rights acquired within the highway lines be released for highway purposes to the City of Meriden. DOT acquired and is now releasing land, rights & easements originally acquired for the realignment of Britannia Street and North Colony and Center Streets, Meriden, Agreement No. 12.29-02(97). The project is complete and this is a release along town streets for highway purposes only. There is no monetary consideration.

**PRB #** 14-089 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 302-007-004  
**Grantor:** Trees Unlimited of Connecticut, Inc.  
**Property:** 77 Turkey Plain Road (Route 53), Bethel, CT  
**Project Purpose:** Danbury Branch Centralized Traffic Control & Signalization Project  
**Item Purpose:** Acquisition of a defined access easement encompassing 1.125±acres generally located over an existing private road known as Quarry Road for the purposes of maintaining access to an existing railroad right of way.

Staff reported that this proposal is requested for the Metro-North/Danbury Branch Centralized Traffic Control and Signalization Project. The project will allow remote control of train movements and switches from Metro-North's Control Center in Grand Central Terminal. The signals and switches will be interlocked for positive control of train movements. The project also includes a reliable source of power along the 23 miles of tract of the Danbury Branch Line.

The purpose of PRB #14-089 is to acquire access to the railroad right of way, and the right to maintain the access easement. Most of the access easement is over an existing private road known as Quarry Road.

The DOT taking affects a 22.82 acre site that is improved with a warehouse and sheds used in connection with firewood, forestry, lot clearing business. DOT will acquire a 1.125 acre defined access easement to the state railroad right of way. The access extends west from CT Route 53, Turkey Plain Road a distance of approximately 1,950 feet to the railroad right of way operated as part of the Metro-North commuter rail system. DOT's use will not impede the normal use of the driveway by the owners or others with the right to use the private road.

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To evaluate the \$14,700 damage award, Staff considered the data supplied by the DOT as well as additional data that supported the reasonableness of the award. The current site value assigned by the Town of Bethel is \$285,020 (\$12,490/acre; \$0.29/SF). The easement area is 49,005 SF, which is 5% of the 22.82 acre site. The damage award of \$14,700 is 5% of the total property value, which seems reasonable for a permanent access easement. The damages to be paid are \$0.30/SF, which seems reasonable compared to the available sales data. Both commercial and residential sales evidence a wide range of sales prices in the Bethel area. Residential sales over 10 acres ranged from \$5,411/acre (\$0.12/SF) to \$39,785/acre (0.91/SF). The commercial/industrial sales over 10 acres ranged from \$149,031/acre (\$3.42/SF) to \$220,943/acre (\$5.07/SF).

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-086** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-086. The motion passed unanimously.

**PRB FILE #14-087** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-087. The motion passed unanimously.

**PRB FILE #14-088** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-088. The motion passed unanimously.

**PRB FILE #14-089** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-089. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary